

012.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

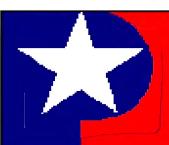
983,500 / 983,500

USE VALUE:

983,500 / 983,500

ASSESSED:

983,500 / 983,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
8-10		PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIFRANCO ANTHONY F
Owner 2:	DIFRANCO ELIZABETH A
Owner 3:	

Street 1: 22 PONDVIEW ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2685 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5573	Sq. Ft.	Site			0	80.	1.05	1									469,750						469,800	

Total AC/Ha: 0.12794

Total SF/SM: 5573

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 469,750

Spl Credit

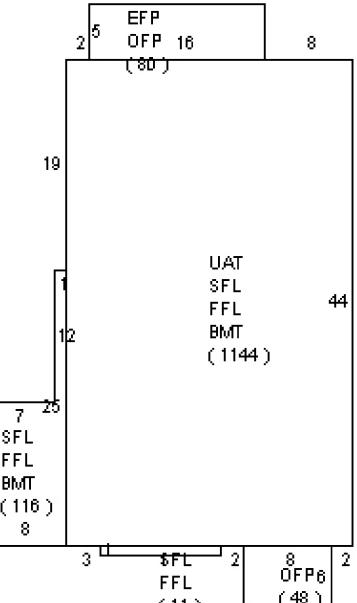
Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Good																
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																
			%	1/2 Bath:	Rating:	A HBth:	Rating:																
				OthrFix:	Rating:																		
Roof Struct: 2 - Hip				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average																					
Color: YELLOW	A Kits:	Rating:																					
View / Desir:	Frl:	Rating:																					
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1923	Eff Yr Blt:				Location:																		
Alt LUC:	Alt %:				Total Units:																		
Jurisdct: G12	Fact: .				Floor:																		
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION																			
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL															
Prim Int Wal 2 - Plaster	Functional:			Interior:	2	6	2																
Sec Int Wall:	Economic:			Additions:																			
Partition: T - Typical	Special:			Kitchen:																			
Prim Floors: 3 - Hardwood	Override:			Baths: 2004																			
Sec Floors:	Total:	26.4	%	Plumbing:																			
Bsmnt Flr: 12 - Concrete	CALC SUMMARY																						
Subfloor:	Basic \$ / SQ:	180.00	COMPARABLE SALES																				
Bsmnt Gar:	Size Adj.: 1.06306052	Rate Parcel ID Typ Date Sale Price																					
Electric: 3 - Typical	Const Adj.: 0.98980200																						
Insulation: 2 - Typical	Adj \$ / SQ: 189.399																						
Int vs Ext: S	Other Features: 103971																						
Heat Fuel: 1 - Oil	Grade Factor: 1.00																						
Heat Type: 5 - Steam	NBHD Inf: 1.00000000																						
# Heat Sys: 2	NBHD Mod:																						
% Heated: 100	LUC Factor: 1.00																						
Solar HW: NO	Adj Total: 691592																						
% Com Wal	Depreciation: 182580																						
	Depreciated Total: 509012																						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 012.0-0002-0009.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	19X19	A	AV	1923	21.93	T	40	104			4,700		4,700						
More: N	Total Yard Items:	4,700	Total Special Features:													Total:	4,700						
RESIDENTIAL GRID																							
REMODELING																RES BREAKDOWN							
FFL	First Floor	1,271	189.400	240,727	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	UAT	100	FLA	50	F								
SFL	Second Floor	1,271	189.400	240,727																			
BMT	Basement	1,260	56.820	71,593																			
UAT	Upper Attic	286	90.910	26,001																			
OPP	Open Porch	128	29.090	3,724																			
EFP	Enclos Porch	80	60.630	4,851																			
Net Sketched Area: 4,296												Total: 587,623											
Size Ad	2542	Gross Area	5154	FinArea	2685																		
IMAGE																							
																AssessPro Patriot Properties, Inc							